

SOUTH STOKE PARISH COUNCIL
PLANNING UPDATE – MEETING 28th MARCH 2022

Sulis Down Development Proposals

17-02588-EFUL and Master Plan - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Full planning permission for the erection of 171 residential units, open space, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane. – The Development is now under Construction by Countryside Plc and they are proceeding with all the Discharge of Conditions, and with a Variation application to make some minor changes.

Pending Applications

21/05076/D6A - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Discharge of Section 106 obligations: Part 4(a)(1): submission of Landscape Scheme Management Plan and Part 4d (17.1): Design, specification, management and maintenance of the Wansdyke Phase 1 Works.

21/03770/M6A - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Deed of variation to the s106 attached to 17/02588/EFUL

21/03211/COND - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Discharge of conditions 4 (Arboricultural Method Statement), 6 (Drainage) and 18 (Hard Landscaping) of application 17/02588/EFUL. (Full planning permission for the erection of 171 residential units, open space, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane)

21/02219/COND - Parcel 4234, Combe Hay Lane, Combe Hay, Bath - Discharge of Conditions 2 (Construction Environmental Management Plan) 7 (Contaminated Land - Investigation and Risk Assessment), 8 (Contaminated Land - Remediation Scheme), 16 (Archaeology - Controlled Excavation), 18 (Landscaping), 20 (phasing plan) and 21 (Landscape and Ecological Management Plan) of application 17/02588/EFUL (Full planning permission for the erection of 171 residential units, open space, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane)

APPLICATIONS RECEIVED

22/00575/FUL - Sheridan 170 Midford Road South Stoke Bath BA2 5SF - Retrospective permission for changes to approval granted under 13/02926/FUL in relation to windows and openings, and materials.

22/01037/FUL - Parcel 4062 (Castle Farm), Midford Road, Midford, Bath - Erection of an agricultural building for storage of farm machinery and equipment.

22/01187/HPD - Mintern, 162 Midford Road, South Stoke, Bath BA2 5SE - Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.80 metres 2) have a maximum height of 3.90 metres and 3) have eaves that are 3.00 metres high.

DECISIONS PENDING - None

22/00083/FUL - Somer Cottage, Midford Road, Midford, Bath BA2 7DE - Erection of two single storey extensions and alterations to existing extension. Demolition of existing garage.

PLANNING DECISIONS by B&NES and Wiltshire

22/00121/FUL - Mulberry House 166 Midford Road South Stoke Bath BA2 5SE - Replacement of a single storey garage extension into a 1.5 storey extension. **PERMITTED**

22/00017/NMA - Christmas Cottage, Packhorse Lane, South Stoke, Bath BA2 7DL - Non-Material Amendment to application 20/04564/FUL (Extension and conversion of the existing garage building into living accommodation, new front porch on front elevation and associated external works). **REFUSED**

21/05664/FUL - The Lodge Southstoke Hall Packhorse Lane South Stoke Bath BA2 7DL - Proposed erection of a single storey garden room to the basement level rear elevation **PERMITTED**

21/05665/LBA - The Lodge Southstoke Hall Packhorse Lane South Stoke Bath BA2 7DL - External works for the erection of a single storey garden room to the basement level rear elevation. **CONSENT**

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21/05399/FUL - Southstoke Hall Packhorse Lane South Stoke Bath BA2 7DL - Proposed alterations to form new doorway opening and glazed door in existing window opening.

WITHDRAWN

21/05400/LBA - Southstoke Hall Packhorse Lane South Stoke Bath BA2 7DL - Proposed alterations to form new doorway opening and glazed door in existing window opening.

WITHDRAWN

22/00254/FUL - Lark Barrow, Old Midford Road, Midford, Bath BA2 7DQ - Proposal: Refurbishment of original house, removal of existing single and two storey side extensions and construction of new single and two storey side extensions. Replacement of existing outbuilding (Resubmission) - Application Refused

ENFORCEMENT UPDATE

Parcel 1685 Combe Hay Lane Midford Bath - Construction of Large Tree House – Previously 18/00406/UNDEV - Use of land for campsite and erection of building

21/00420/UNDEV - Midford Castle Access Road To Midford Castle Midford Bath - Alleged, non-compliance with approved plans (planning permission 19/03415/FUL)

Long Running Cases – Possibly set aside now.

20/00121/UNDEV- Castle Farm Midford Road Midford Bath - Erection of agricultural building and workers dwelling. – It was reported that the Planning Enforcement Officer had already made contact with the owner to discuss the matter. No progress to report, but very large number of concrete blocks have been delivered to Castle Farm.

20/00068/NONCOM - Turnpike Cottage Midford Road Midford Bath - Non-compliance with approved plans **No progress to report.**

19/00243/UNDEV - Parcel 3131 Tucking Mill Lane Midford Bath - Creation of hardstanding area and Retrospective Planning Application 19/03358/FUL has been **Refused. A further retrospective application was submitted :- 20/04025/FUL and this has now been Withdrawn. We await to see the next step in this long running case.**

PLANNING APPEALS - NONE

OTHER PLANNING MATTERS TO REPORT

Local Plan Partial Update - Update Report – Date for EiP, and Representations by the Parish Council.